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CITY OF SANTA CLARA



HISTORICAL AND LANDMARKS COMMISSION
MEETING

November 6, 2008 - Thursday

City Council Chambers

1500 Warburton Avenue, Santa Clara

*** MINUTES ***

7:00 P.M.

ITEMS FOR COUNCIL ACTION

The following items from this Historical and Landmarks Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these items. Please contact the Planning Division office for information on the schedule of hearings for these items:

Agenda Item IX.C- Request for Historic Designation and Mills Act Contract – 753 Park Court

I. Call to Order

Chairperson Wilson called the meeting to order at 7:00 p.m.

II. Roll Call and Welcome of new Commissioner, Mia Fitch

Commissioners Present: Gerald McKee, Ed Richards, Kris Motyka, Mary Ann Marinshaw, Mia Fitch, and Rosalie Wilson.

Staff present: City Planner Carol Anne Painter, HLC Staff Liaison/Associate Planner Jeff Schwilk

Also present: Architectural Advisor Craig Mineweaser, AIA.

Chairperson Wilson noted that Commissioner Patton called and had requested to be excused from the meeting. It was moved by Commissioner Richards, seconded by Commissioner Motyka and unanimously carried to excuse Commissioner Patton. (Note: Commissioner Patton arrived later in the meeting, just prior to Item X.F. on the agenda).

The Commission welcomed new Commissioner Mia Fitch.

- III. Requests for withdrawals and continuances without a hearing
There were none.

- IV. Approval of Minutes of October 2, 2008
Chairperson Wilson requested a correction to item I. of the October 2nd meeting minutes, noting that it was Vice-Chair Marinshaw who called this meeting to order.

It was then moved by Commissioner McKee, seconded by Commissioner Richards, and unanimously carried to approved the minutes, subject to the correction noted by Commissioner Wilson.

- V. Council and Planning Commission Actions Pertaining to the
Historical and Landmarks Commission
Mr. Schwilk noted there were none.

- VI. Correspondence/Announcements
A. General Correspondence Distributed in Commission Packet
Ms. Painter noted there was nothing to add to the correspondence included in the Commissioner packets.

- VII. Public Presentations
Commissioner Motyka requested that staff provide the Commission with a copy of the State Office of Historic Preservation report on the Morse Mansion, in the next packet.

- VIII. New Business
There were no items under new business.

- IX. Old Business, Referrals and Continued Items
A. Request for reconsideration of City conditions of project approval pertaining to window requirements for 1244 Jefferson Street

Commissioner Richards noted that he knows the owners, and abstained from the hearing on this item.

Property owners Carol and Richard Lucero were present for the discussion.

Mr. Schwilk noted this was a follow up to previous variance and architectural review applications approved by the City for this property last year, in 2007, and further noted the owners are currently in the process of constructing the approved addition.

Mr. Schwilk reviewed the request with the Commission, noting the existing windows to remain, and the proposed new window materials and locations.

Mr. Lucero then addressed the Commission and referred to the material he submitted that was included in the Commissioner packets. passed out an informational flyer, including a photograph of a completed window to show what the windows would all look

like when completed and finished with screens and wood trim. Mr. Lucero noted that either redwood or cedar trim would be used. Mr. Lucero also noted that many of these windows are on the side and rear of the house, and are not very visible from the street given their placement.

Mr. Mineweaser recommended the Commission adhere to a consistent application of the Secretary of Interior Standards. He noted the windows proposed for the basement would not be visible from the street. He then reviewed the proposal applying the Secretary of Interior Standards, and noted that while it may be acceptable to use alternative but similar windows materials for the basement and rear additions, all windows on the original portion of the house should be of wood construction to match the existing.

It was then moved by Commissioner Motyka, seconded by Commissioner McKee and carried (Commissioner Richards abstained), that the Commission recommend approval of the request subject to the conditions that all new windows above grade on the original portion of the home be of wood construction to match the existing, and further that, allowing the variation in window materials, all windows on the rear and below-grade addition be of a similar double-hung style to the existing on the home.

B. Review of Commission policies pertaining to applications for Mills Act contracts
Mr. Mineweaser suggested that the Commission make attempts to simplify its policies for support of Mills Act Contracts, by tying its policies into building coverage of the property. He then presented a draft matrix of his ideas.

Commissioner Fitch inquired how Mr. Mineweaser's matrix might relate to the City's Zoning regulations.

Commissioner Richards noted that the Commission had spent a considerable amount of time developing its current Mills Act policies , including the 25-percent expansion criterion. He inquired if the 25-percent rule was going to present a problem.

Mr. Mineweaser noted that the 25-percent criterion seemed complicated, and may not assist the Commission in meeting its intended objectives. Mr. Mineweaser further encouraged the Commission to review its policies and to also explore the concept of variable expansion limit percentages tied to a property's size.

Ms. Painter explained that if the Commission wanted staff to revisit the City's zoning criteria and the Commission's policies, including alternatives to the 25-percent policy, this subject could be combined with the upcoming rewrite of the Zoning Ordinance and General Plan.

Commissioner Motyka noted her interest in staff's input, including further review of Mr. Mineweaser's ideas, before the planned workshop next Spring, if possible.

Mr. Mineweaser concurred with Commissioner Motyka, and agreed to work with staff to refine the draft matrix for various situations that might be encountered in the Old Quad.

Chairperson Wilson stated that a brochure should be created to handout to the public once these criteria have been refined.

C. Request for Historic Designation and Mills Act Contract –753 Park Court

Mr. Schwilk reviewed the staff report and staff recommendation for this request.

Property owner Carol Mitchell was present for the discussion. Mrs. Mitchell commented on the small size of the house, the great expense she and her husband incurred to retain the historic character of the home in the recent addition and rehabilitation work, and her original research of the Mills Act as a way to help defray the costs of the work. She stated her hope that the Commission would continue to take applications on a case-by case basis, bearing in mind the intent of the Mills Act program, the size of her house, and the effort she and her husband took to add to the home in a manner that complies with the Secretary of Interior Standards.

Commissioner Motyka noted that the addition and restoration work performed to date on this house was very-well done, and should serve as an example of the type of work the Commission would hope to see from other homeowners contemplating additions and restoration work.

It was then moved by Commissioner Motyka, seconded by Commissioner McKee and unanimously carried, that in addition to the Commission's recommendation of September 4, 2008, to recommend that this property be added to the City's List of Architecturally or Historically Significant Properties, the Commission further recommended approval of a Mills Act Contract for the property at 753 Park Court.

X. Commissioner/Committee Reports

A. Santa Clara Arts and Historic Consortium (McKee)

[Fourth Monday of each month at 7:15 p.m. - Headen-Inman House]

There was no report.

B. Historic Preservation Society of Santa Clara (Marinshaw)

[Second Friday of each month at 10:00 a.m.- Harris Lass Preserve]

Commissioner Marinshaw reported on the Halloween tour event at the Harris Lass.

C. Old Quad Residents Association (Richards/McKee alternate)

There was no report.

D. Neighborhood University Relations

There was no report.

E. Architectural Committee (Patton)

Commissioner Patton appeared for the meeting at this place on the agenda, and noted there was nothing to report from the October 15th Architectural Committee meeting.

F. Agnews Historic Cemetery Museum Committee (Wilson and Patton)

Commissioner Wilson reported that Cemetery Operations Superintendent Larry De Janvier is working on arrangements for the rededication ceremony to occur next Spring.

G. BART Committee (Marinshaw)

There was no report.

H. General Plan Steering Committee (Richards)

Commissioner Richards noted the next meeting will occur in December.

I. Review of Commissioner/Committee assignments

Commissioner reporting assignments for the above commissions/committees were updated as follows:

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|---|---------------------------------|
| 1. Santa Clara Arts and Historic Consortium: | McKee / Wilson as alternate |
| 2.. Historic Preservation Society of Santa Clara: | Motyka |
| 3. Old Quad Residents Association: | Richards / McKee as alternate |
| 4. Neighborhood University Relations: | Marinshaw / Patton as alternate |
| 5. Architectural Committee: | Fitch / Patton as alternate |
| 6. Agnews Historic Cemetery Museum Committee: | Wilson |
| 7. BART Committee: | Marinshaw / Patton as alternate |
| 8. General Plan Steering Committee | Richards / Motyka as alternate |

XI. Other Items Considered, Time Permitting

A. Staff Communication

1. General Plan Community Workshops Update

There was no report.

2. Invitation for Commission Participation in Leadership Santa Clara 2009

Mr. Schwilk informed the Commission of the invitation and coming opportunity to send one member of the Commission to this class- a training opportunity to prepare citizens for a leadership role in Santa Clara.

Chairperson Wilson encouraged the Commissioners to contact staff if interested in participating.

B. Commission Report on Training/Conferences

Mr. Schwilk handed out certificates of completion for those Commissioners who attended the recent Ethics training workshop at City Hall.

XII. Pending Agenda Items

There were none.

XIII. Items for Future Agendas

There were none.


XIV. Adjournment

It was moved by Commissioner Richards and unanimous to adjourn the meeting at 8:37 p.m.

Approved:


Jeff Schwilk, AICP
Associate Planner

Approved:

for 
Carol Anne Painter
City Planner

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